



## **For Sale by Informal Tender – Land and Building at Barton Road, Wisbech, Cambridgeshire PE13 4TP**

**Guide Price £150,000 - £175,000**

**Tender date: Monday 28<sup>th</sup> October 2024 at 12 Noon**

- Approximately 2.01 Hectares (4.97 Acres) of Grassland
- Large Road frontage
- Partially constructed building on the land
- Good access

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These particulars were prepared on 17<sup>th</sup> September 2024.

## Location

The property is located approximately 1.5 miles west of Wisbech and 10 miles northeast of March. The postcode for the property is PE13 4TP. What three words location ///hamsters.flickers.stars.

## Description

The property comprises approximately 2.01 Hectares (4.97 Acres) of grassland with a partially constructed building standing 20 m by 10 m. The frame is of steel construction. Purlins at the lowest level will be added prior to completion. Water is located at the edge of the property. There is an electricity pole on site.

## Planning

Planning Permission was granted by Fenland District Council on 4<sup>th</sup> April 2016 under reference F/YR16/0230/AGI. The permission enables the erection of an agricultural storage building.

## The Sale, Exchange and Completion

The property is for sale by Informal Tender. All tenders must be submitted using the tender form and be submitted by Monday 28<sup>th</sup> October at 12 Noon.

Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter.

## Exclusivity Agreement

The Buyer will enter into an Exclusivity Agreement at acceptance of the offer, in the sum of £10,000, which would be deducted from the sale price, subject to completion taking place by 31<sup>st</sup> December 2024. A copy of the Exclusivity Agreement is available to view from the Sellers' Agent.

## Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

## VAT

VAT is not payable.

## Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Sellers' Agent will be responsible for defining either the boundaries or their ownership.

## Anti Money Laundering

The Buyer will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

## Viewings

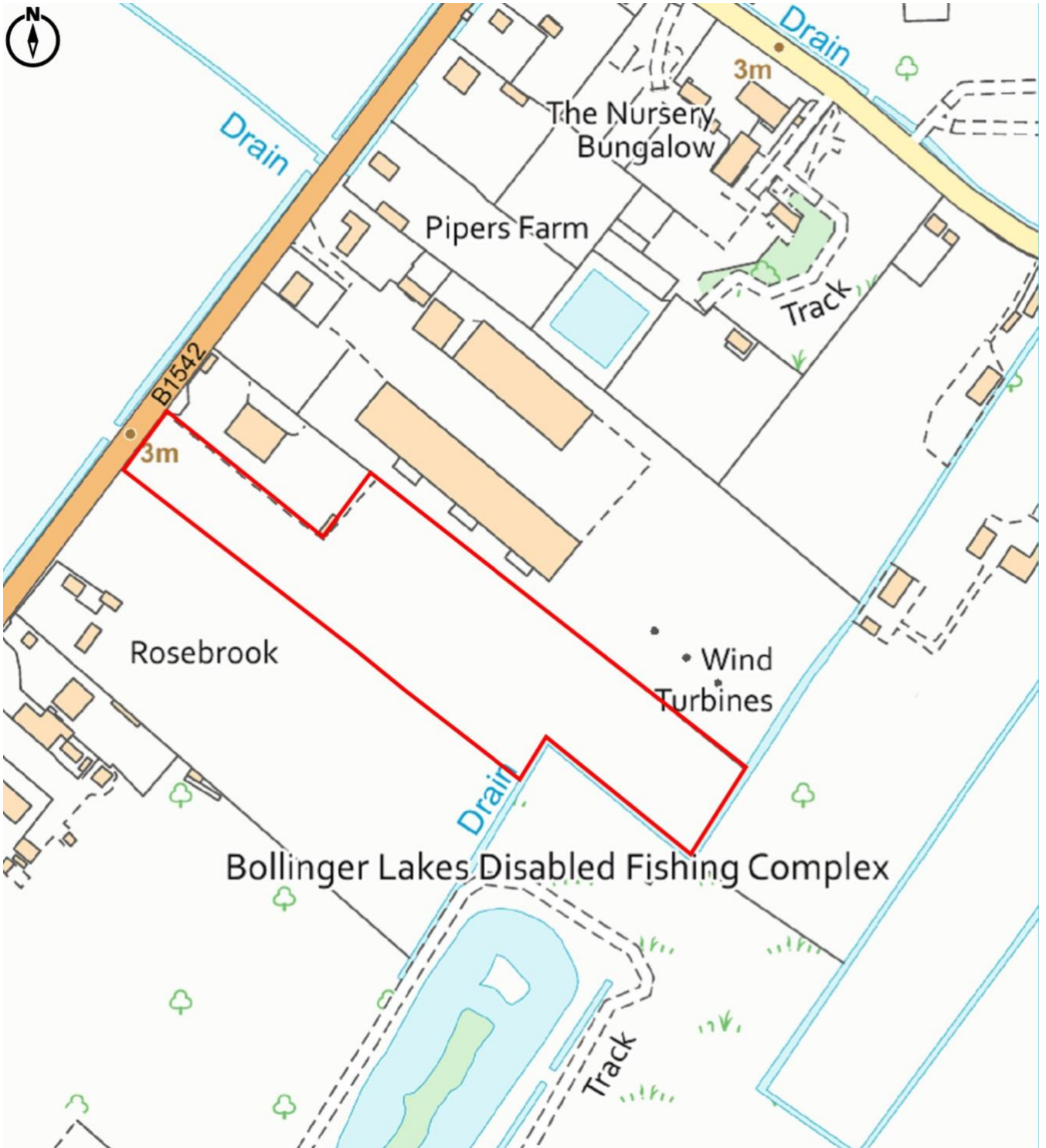
Viewings will be permitted only by appointment with the Sellers' Agent, as detailed below.

## Sellers' Solicitor

Jenny Rushmer, Fraser Dawbarns, 1 – 3 York Row, Wisbech, Cambridgeshire, PE13 1EA  
Telephone: 01945 586611 Email: [jennyrushmer@fraserdawbarns.com](mailto:jennyrushmer@fraserdawbarns.com)

## Sellers' Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft, Lincolnshire PE6 9QB  
Tel: 07852 282716 or [hannah@ealandagents.co.uk](mailto:hannah@ealandagents.co.uk)



This plan is for identification purposes only and is not to scale.